0255738 Bet 11

IDENTIF. ↑ REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

96 DEC 13 PM 3:42
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

W & I Ref: (kd) Title No: 38439
Day. Co. File: ~~Box 8~~

BOOK 10290 PG 285

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Catherine E. Manson 224 Wynbrook Court Nashville, Tennessee 37221	SunTrust Bank, Nashville, N.A. P.O. Box 305110 / 7th Floor Nashville, TN 37230-5110

TAX MAP-PARCEL NUMBERS: 142-7D-224

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Melanie A. Nelson, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Catherine E. Manson, unmarried,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 224 of Wynbrook Condominiums a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "A" to the Master Deed of record in Book 7285, Page 918, as amended in Book 7507, Page 271, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant individed interest in the general and limited common elements of the Condominium.

BEING the same property conveyed to Melanie A. Nelson, a single person, by deed from Investment Building Group, a Partnership composed of Calvin L. Tate, Harry G. Hemmerly and James T. McLean of record in Book 7543, Page 796, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 7285, Page 918 and amended in Book 7507, Page 271 and Book 6519, Page 458, said Register's Office and to the matters set forth in the referenced Condominium Plan of record.

This is improved property, known as: 224 Wynbrook Court, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 11th day of December, 1996.

Melanie A. Nelson

State of Tennessee
County of Davidson

On this 11th day of December, 1996, before me the undersigned authority, personally appeared **Melanie A. Nelson**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: My Commission Expires 9/18/99

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 97000.00

Affiant

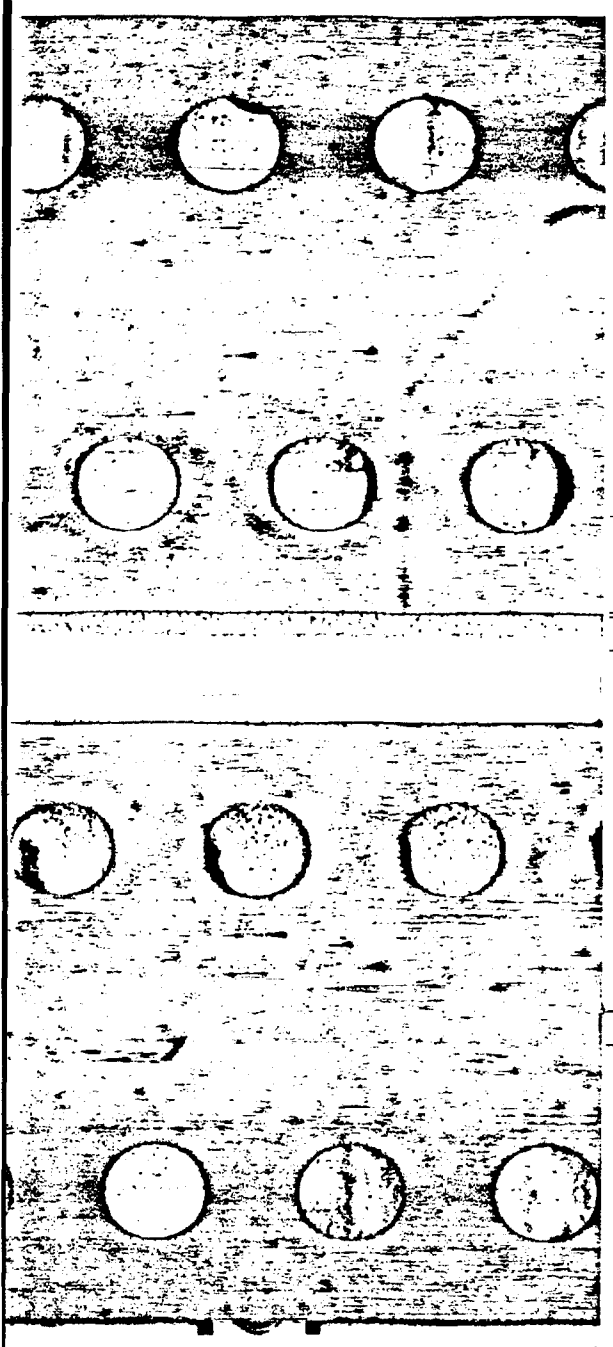
Sworn and subscribed before me on the 11th day of December, 1996.

NOTARY PUBLIC

My Commission Expires: 7/24/99

Notary Public

5586 12/13 0101 03CHECK 367.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10290 PG 287

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	97000.00
			CON TX	358.90
			PRFEE	1.00
			WDEED	8.00
			TOTAL	367.90
			CHECK	367.90
12/13/96	01		15:44 0001	5589

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0255738
IDENTIF. ↑ REFERENCE

96 DEC 13 PM 3:43
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1098208